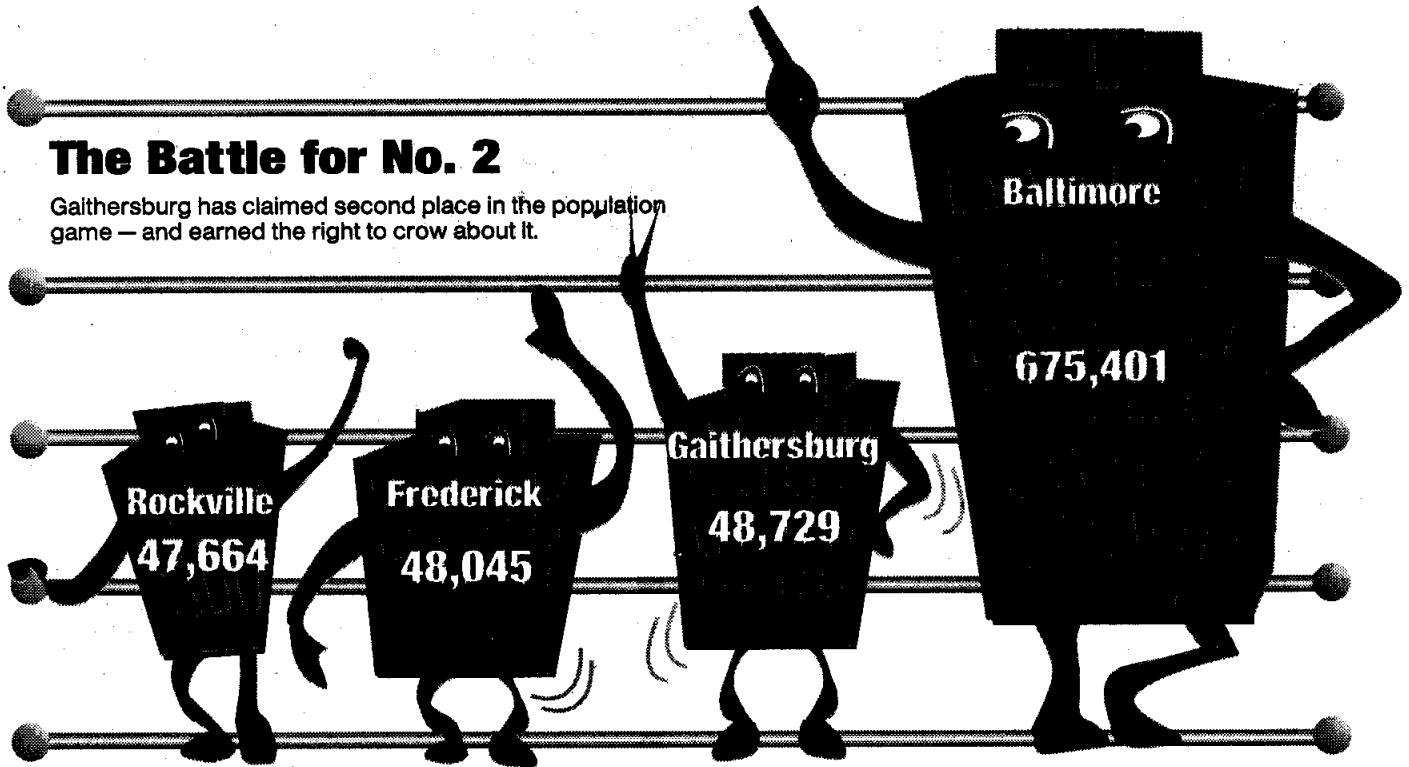


Jan. 1997

## The Battle for No. 2

Gaithersburg has claimed second place in the population game — and earned the right to crow about it.



SOURCE: Planning Departments of Frederick County, Gaithersburg and Rockville; U.S. Census Bureau

Robert T. Savidge/GAZETTE

# RUNNER-UP — AND PROUD

## Gaithersburg surpasses Rockville in population

by **Jen Chaney**

Staff Writer

For years, the city of Gaithersburg has been the city that wasn't quite big enough. The city that trailed behind.

The city that was the third or fourth round draft pick.

But now, after years of battling to move up in the ranks, Gaithersburg is finally proclaiming: "We're No. 2."

New data from local planning departments shows that Gaithersburg has officially edged forward in the population ratings game, now claiming 48,729 residents. Frederick now claims 48,045, while Rockville, once the undisputed population leader in this area, has dropped to fourth place, with 47,664 residents.

All three still haven't come close to the population king, the city of Baltimore, whose population as of July 1996 was 675,401, according to the U.S. Census Bureau.

To a group of government officials in a long-standing friendly rivalry over which city is the biggest, the new information has great significance.

It also has the potential to mean more state

and federal dollars for the winning jurisdiction.

Rockville City Manager Rick Kuckkhan said that Rockville has boasted of its second largest city status "for decades."

As for Gaithersburg's population victory, Kuckkhan said, "Good for them."

But big is not always better, he cautioned. "I always look more at the quality of services provided rather than how big [cities] are."

Although Frederick Mayor Jim Grimes was unavailable for comment Thursday, Gaithersburg Mayor **W. Edward Bohrer Jr.** was well prepared to **gloat**.

"This means that the mayor gets to crow

that he's the mayor of the second largest city in the state," Bohrer said gleefully. "At least, for the time being."

"The time being" are key words in this race.

The planning departments in Gaithersburg, Rockville and Frederick calculate their population figures the same way, using a formula that multiplies the number of housing units by the average number of people per household.

Representatives from each of the planning departments said those figures are updated every six months, so there could be a shift later this year.

The U.S. Census Bureau, on the other hand, uses the three certainties of life when calculating its population figures: birth, death and taxes.

According to the most recent census data, which date to July 1994, Gaithersburg lagged in fourth place with a population of 43,259, while Frederick was in third with 46,630 and Rockville maintained its infamous second-place status with 47,078 residents.

Baltimore's population at the time was 702,979.

Greg Harper, a census bureau demographer, said the bureau obtains its numbers by taking the previous year's estimate, adding births, subtracting deaths and determining the amount of migration by relying on income tax records.

But Gloria Griffin, who manages the strategic planning division, said that even birth, death and taxes do not necessarily yield precise population figures.

"Baltimore has a very transient population ... a lot of people don't want to be counted," she said.

Some residents do not fill out income tax returns and therefore cannot be traced by the census bureau, she said.

Baltimore does not calculate its own population figures because Griffin said it would be too difficult

and costly. They rely on the census bureau for such statistics.

But based on recent figures from Gaithersburg, Rockville and Frederick, does Griffin think Baltimore will ever lose its No. 1 rank?

"I don't think so because of the nature of Baltimore City. It's a hub for the region," she said. "I think you're going to see the population stabilize and remain at a certain level. Then I think what's going to happen is that there will be a turn-around" and people will move back to the city "... to move closer to their employment."

Officials in Gaithersburg and Rockville, on the other hand, think Frederick makes a strong contender for No. 1, or at least No. 2, in the state.

"Their potential for growth in sheer acreage is larger than ours. We're pretty close to annexing ourselves out of business," Bohrer said. "Ultimately, I think Frederick is going to surpass Gaithersburg and Rockville."

While Kuckkhan good-naturedly accepted the news of Gaithersburg's recent second-place status, he also pointed out another fact.

"Rockville services about 65,000 employees every day ... I think that's probably more revealing as a total number than the number of people in the community."

The friendly rivalry between Montgomery and Frederick counties' growing municipalities will no doubt continue, especially since updated census numbers for those areas will be released in July.

The real test, however, will be the year 2000 when the national census releases data that will set a tone for the next century, said Rockville planner Stacy Wood.

"Ultimately our next goal is the year 2000, when the feds say who's actually 1, 2 and 3," he said. "We're still in this ballgame. We plan to be contenders well into the future."

But for right now, Gaithersburg takes great pride in calling itself the second largest city. As city planner Clark Wagner said, "It just means we can say it."

**CITY OF GAITHERSBURG**

**DWELLING UNITS  
AND ESTIMATED POPULATION**

January 1997



**PLANNING AND CODE ADMINISTRATION DEPARTMENT  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
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## **PURPOSE AND METHODOLOGY**

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of January 1997.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

## CHART DEFINITIONS AND ABBREVIATIONS

**CENSUS BLOCK:** smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

**CENSUS TRACT:** a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; is relatively homogeneous with respect to population characteristics and contains between 2500 to 8000 inhabitants; has visible and stable boundaries.

**CONDOMINIUM (C):** townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

**CURRENT DWELLING UNIT (CUR DU):** a dwelling unit available for occupancy as of the date of this report.

**CURRENT POPULATION (CURRENT POP):** estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly and Kentlands urban cottages.

**FUTURE DWELLING UNIT (FUT DU):** a dwelling unit approved for construction or under construction as of the date of this report.

**HOMEOWNERS' ASSOCIATION (H):** a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

**NEIGHBORHOOD:** one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

**OTHER USES:** houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

**PROJECTED FUTURE POPULATION (PROJECTED FUT POP):** total estimated population upon completion of all approved residential construction projects.

**PROJECTED GROWTH:** estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

**RENTAL (R):** a dwelling unit that is available for rent.

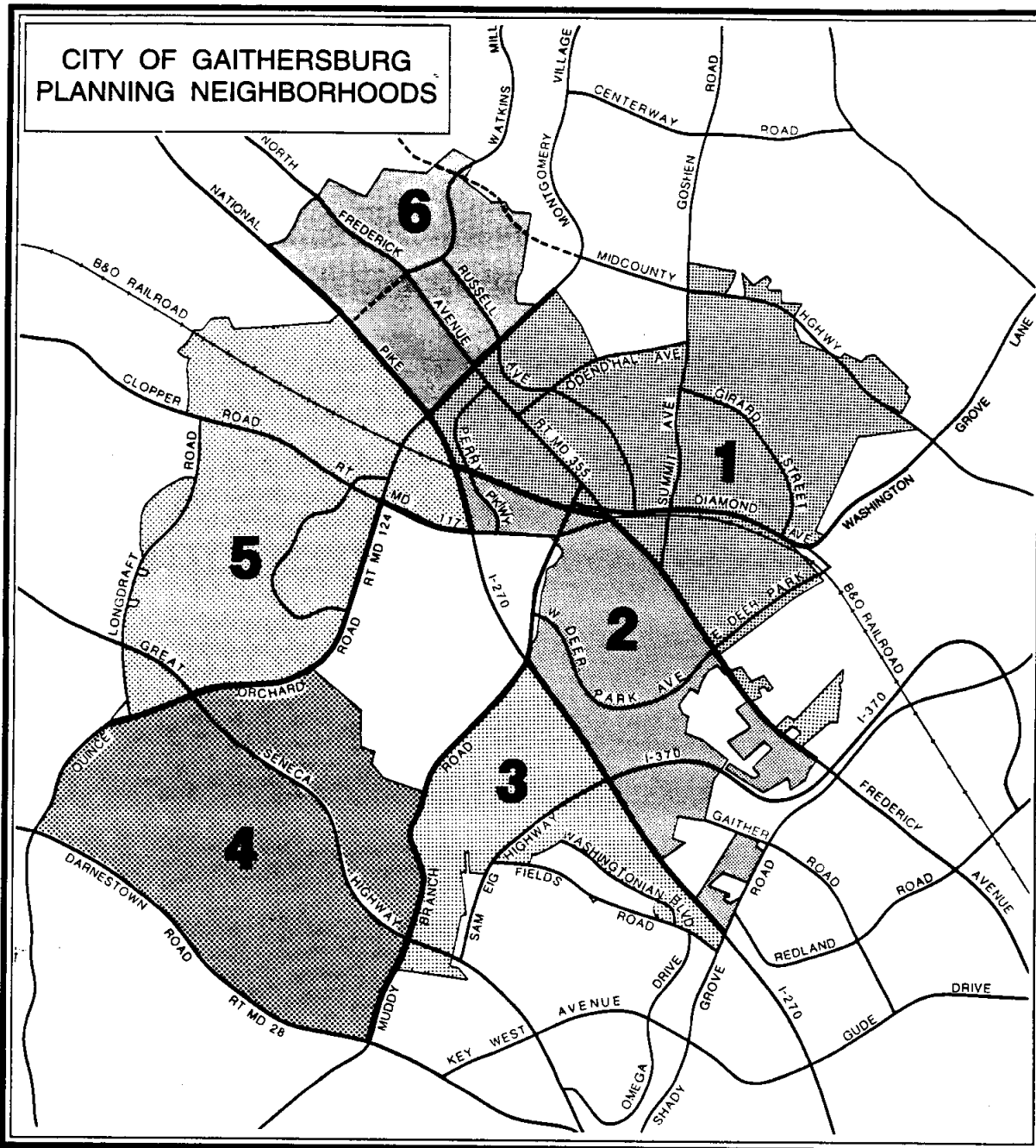
**TAX MAP:** maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

**TO BE COMPLETED (TO BE COMPL):** dwelling units approved to be constructed, but not yet built.

**UNITS COMPLETED (UNITS COMPL):** completed dwelling units ready for occupancy.

**UNIT TOTAL:** combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG  
PLANNING NEIGHBORHOODS



**CITY OF GAITHERSBURG**  
**JANUARY 1997**  
**1-JANUARY-97 DWELLING UNITS AND ESTIMATED POPULATION**

NEIGHBORHOOD 1 OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
E. DEER PARK/LYNPARK/BEANE	FT 561	401	401	0	0	1,263	0	1,263	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND	FT 562	21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)	FT 563	6	0	0	6	0	19	19	7007.09	523A
REALTY PARK	FT 342	58	57	1	0	180	0	180	7007.07	108 928 107
RUSSELL & BROOKES ADDITION	FT 562	65	49	14	2	154	6	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED 1/		7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION	FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS	C FS 563	52	52	0	0	164	0	164	7007.04	205
WHETSTONE RUN	H FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL		1,302	1,273	21	8	4,010	25	4,035		

1/ SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY VILLAS (DUPLEXES)*	FT 342	74	74	0	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C FT 562	24	24	0	0	69	0	69	7007.08	906
GATEWAY COMMONS	H FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H FT 562	4	4	0	0	12	0	12	7007.07	913
NEWPORT ESTATES SECTION I	C FT 562	54	54	0	0	156	0	156	7007.08	901A
NEWPORT ESTATES SECTION II	C FT 562	103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C FT 562	134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL		710	710	0	0	1,986	0	1,986		

\* POPULATION FACTOR: 2

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS		UNIT TOTAL				CURRENT POP			TRACT	
POPULATION FACTOR: 2.17	H TAX C MAP	UNITS COMPL.	OTHER USES	TO BE COMPL.		POP	PROJECTED GROWTH	PROJECTED FUT POP		BLOCK
ASBURY*	FT 562	733	733	0	0	733	0	733	7007.07	924B
BROOK MANOR	R FT 562	11	11	0	0	24	0	24	7007.07	101
CHESLINE	R FT 341	22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R FT 562	108	108	0	0	234	0	234	7007.08	906
DALAMAR	R FT 342	120	120	0	0	260	0	260	7007.07	117
DEER PARK APARTMENTS	R FT 562	22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R FT 561	40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R FT 562	26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C FT 562	36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R FT 562	11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R FT 342	175	175	0	0	380	0	380	7007.07	929
FREESTATE	R FT 342	16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R FT 561	95	95	0	0	206	0	206	7007.04	303
LANIGAN	R FT 561	5	5	0	0	11	0	11	7007.04	303
KING	R FT 562	9	9	0	0	20	0	20	7007.07	102
LAKESIDE	R FT 561	45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R FT 562	44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R FT 562	8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R FT 561	50	50	0	0	109	0	109	7007.04	303
OLDE TOWNE (LEE STREET)	R FT 561	126	126	0	0	273	0	273	7007.07	101 107 913
CAMDEN AT SAYBROOKE	C GT 122	252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSER	R FT 342	33	31	2	0	67	0	67	7007.07	929
SEIDL	R FT 562	11	11	0	0	24	0	24	7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R FT 561	204	204	0	0	443	0	443	7007.08	904 906
STREAMSIDE EAST	R FT 562	237	237	0	0	514	0	514	7007.08	906
STREAMSIDE WEST	R FT 562	182	179	3	0	388	0	388	7007.08	905 906
SUMMIT CREST	R FT 562	232	231	1	0	501	0	501	7007.08	907 906
TY GWYN (CROWN)	R FT 562	25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C FT 562	417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R FT 561	23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R FT 561	18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R FT 342	102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R FT 342	44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R FT 562	6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL		3,488	3,470	18	0	6,672	0	6,672		

\* POPULATION FACTOR: 1

DWELLING TYPE: SPECIAL PLACES		UNIT TOTAL				CURRENT POP			TRACT	
POPULATION FACTOR: 2.85	H TAX SPECIAL C MAP	UNITS COMPL.	OTHER USES	TO BE COMPL.		POP	PROJECTED GROWTH	PROJECTED FUT POP		BLOCK
ASBURY NURSING HOME*	FT562	1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE**	FT561	1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL		2	2	0	0	299	0	299		

\* POPULATION FACTOR: 2.85

\*\* POPULATION FACTOR: 1.4

NEIGHBORHOOD 1 TOTAL		5,502	5,455	39	8	12,967	25	12,992		
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CITY OF GAITHERSBURG									
JANUARY 1997									
1-JANUARY-97		DWELLING UNITS AND ESTIMATED POPULATION							

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	176	176	0	0	554	0	554	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	0	0	11	0	35	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	49	49	0	0	154	0	154	7007.07	103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		600	589	0	11	1,855	35	1,890		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	307
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	103
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL	2,268	2,254	3	11	5,814	35	5,849
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<b>CITY OF GAITHERSBURG</b> <b>JANUARY 1997</b> <b>1-JANUARY-97 DWELLING UNITS AND ESTIMATED POPULATION</b>
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NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT				CURRENT PROJECTED PROJECTED			TRACT	BLOCK	
POPULATION FACTOR:		H	TAX	TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	POP.	GROWTH	FUT POP			
		3.15	C	MAP									
MISSION HILLS		H	FS 341		52	50	0	2	158	6	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)			FS 342		90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL					142	140	0	2	441	6	447		

DWELLING TYPE: TOWNHOUSES											TRACT		BLOCK	
POPULATION FACTOR:	H	TAX	MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP				
BRIGHTON WEST I CONDOS	C	FS 343	2.89 C	49	49	0	0	142	0	142	7008.01		901A	
BRIGHTON WEST II CONDOS	C	FS 343		46	46	0	0	133	0	133	7008.01		901A	
BRIGHTON WEST III CONDOS	C	FS 343		49	49	0	0	142	0	142	7008.01		901A	
BRIGHTON WEST IV CONDOS	C	FS 343		52	52	0	0	150	0	150	7008.01		901A	
BRIGHTON WEST V CONDOS	C	FS 343		59	59	0	0	171	0	171	7008.01		901A	
GREENS OF WARTHER	C	FS 342		159	159	0	0	460	0	460	7008.01		909A	
PARK SUMMIT	H	FS 343		323	323	0	0	933	0	933	7008.01		901A	
SHADY GROVE VILLAGE I PAR	H	FS 342		177	177	0	0	512	0	512	7008.01		904 907 908	
SHADY GROVE VILLAGE II PAR 2	C	FS 342		122	122	0	0	353	0	353	7008.01		904 906	
SHADY GROVE VILLAGE II PAR 3	C	FS 342		108	108	0	0	312	0	312	7008.01		904	
SHADY GROVE VILLAGE III SEC.	H	FS 342		80	80	0	0	231	0	231	7008.01		906	
TOWNS OF WARTHER	H	FS 342		335	335	0	0	968	0	968	7008.01		909A	
WASHINGTONIAN TOWNS	H	FS 342		212	212	0	0	613	0	613	7008.01		909A 912	
TOWNHOUSE SUBTOTAL				1,771	1,771	0	0	5,118	0	5,118				

DWELLING TYPE: APARTMENTS												
POPULATION FACTOR:	H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK	
2.17	C	MAP	TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP			
BRIGHTON VILLAGE	R	FS 343	600	596	4	0	1,293	9	1302	7008.01	902 903	
GOVERNOR'S SQUARE	R	FS 343	238	238	0	0	516	0	516	7008.01	901A	
PARK SUMMIT CONDOMINIUMS	C	FS 343	72	72	0	0	156	0	156	7008.01	901A	
SUBURBAN PARK	R	FS 342	168	168	0	0	365	0	365	7008.01	906A	
APARTMENT SUBTOTAL			1,078	1,074	4	0	2,331	9	2339			

<b>NEIGHBORHOOD 3 TOTAL</b>	<b>2,991</b>	<b>2,985</b>	<b>4</b>	<b>2</b>	<b>7,890</b>	<b>15</b>	<b>7,905</b>
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**CITY OF GAITHERSBURG**  
**JANUARY 1997**  
**DWELLING UNITS AND ESTIMATED POPULATION**

1-JANUARY-97

NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL	USES	TO BE	POP.	GROWTH	FUT POP.		
	3.15	C	MAP				COMPL					
KENTLANDS:												
GATEHOUSE	H	ES	562	146	143	0	3	450	9	460	7008.06	105
HORSESHOE LOTS	H	ES	563	2	1	0	1	3	3	6	7008.06	105
HILL DISTRICT II	H	ES	563	49	47	0	2	148	6	154	7008.06	105
HILL DISTRICT III	H	ES	562	70	58	0	12	183	38	221	7008.06	105
HILL DISTRICT IV	H	ES	562	74	45	0	29	142	91	233	7008.06	105
LOWER LAKE DISTRICT	H	ES	563	16	16	0	0	50	0	50	7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES	563	64	22	0	42	69	132	202	7008.06	105
MIDTOWN	H	ES	563	16	0	0	16	0	50	50	7008.06	105
OLD FARM PHASE I	H	ES	563	17	14	0	3	44	9	54	7008.06	105
OLD FARM PHASE II	H	ES	562	5	5	0	0	16	0	16	7008.06	105
OLD FARM PHASE III	H	ES	562	14	14	0	0	44	0	44	7008.06	105
TSCH. SQ. RD. K-946	H	ES	562	30	25	0	5	79	16	95	7008.06	105
KENTLANDS SUBTOTAL				503	390	0	113	1,229	356	1,584		
QUINCE ORCHARD PARK:												
PARKLANDS PHASE I	FS	123		116	0	0	116	0	365	365	7008.06	105B
PARKLANDS PHASE II	FS	123		159	0	0	159	0	501	501	7008.06	105B
WASHINGTONIAN WOODS	FT	121		375	375	0	0	1,181	0	1,181	7008.06	105
WESTLEIGH	FS	121		192	192	0	0	605	0	605	7008.06	105A 106 107 108
WOODS AT MUDDY BRANCH	FT	121		71	11	0	60	35	189	224	7008.06	105
SINGLE FAMILY SUBTOTAL				1,416	968	0	448	3,049	1,411	4,460		

DWELLING TYPE: TOWNHOUSES				UNIT				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL	USES	TO BE	POP.	GROWTH	FUT POP.		
	2.89	C	MAP				COMPL					
KENTLANDS:												
GATEHOUSE	H	ES	562	46	46	0	0	133	0	133	7008.06	105
HILL DISTRICT I	H	ES	563	10	10	0	0	29	0	29	7008.06	105
HILL DISTRICT II	H	ES	563	43	43	0	0	124	0	124	7008.06	105
HILL DISTRICT I (SDP) KENDRICK	C	ES	563	6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT IV	H	ES	563	23	23	0	0	66	0	66	7008.06	105
HORSESHOE LOTS	H	ES	563	32	32	0	0	92	0	92	7008.06	105
MIDTOWN	H	ES	563	21	0	0	21	0	61	61	7008.06	105
OLD FARM PHASE II	H	ES	562	7	7	0	0	20	0	20	7008.06	105
OLD FARM PHASE III	H	ES	562	23	23	0	0	66	0	66	7008.06	105
MIDDLE & UPPER LAKE (SDP-4)	H	ES	562	21	21	0	0	61	0	61	7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	H	ES	563	51	51	0	0	147	0	147	7008.06	105
TSCH. SQ. RD. K-946	H	FS	123	31	28	0	3	81	9	90	7008.06	105
KENTLANDS SUBTOTAL				314	290	0	24	838	69	907		
AMBERFIELD	H	FS	342	394	394	0	0	1,139	0	1,139	7008.06	105
THE ORCHARDS	H	ES	562	166	166	0	0	480	0	480	7008.06	
QUINCE ORCHARD PARK:												
PARKLANDS PHASE I	FS	123		86	8	0	78	23	225	249	7008.06	105B
PARKLANDS PHASE II	FS	123		78	0	0	78	0	225	225	7008.06	105B
TOWNHOUSE SUBTOTAL				1,038	858	0	180	2,480	520	3,000		

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS
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DWELLING TYPE: APARTMENTS			UNIT TOTAL				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX 2.17 C MAP			COMPL	UNITS COMPL	OTHER USES	TO BE COMPL	POP	GROWTH	FUT POP		
KENTLANDS:											
BUZZUTO CONDOS (BEACON SQ)	C	ES 562	56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL)	C	ES 563	84	84	0	0	182	0	182	7008.06	105
MID. & UPP. LAKE APTS. (SDP-4)	C	ES 563	28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE	C	ES 563	60	60	0	0	130	0	130	7008.06	105
MIDTOWN, PHASE I	C	ES 563	221	0	0	221	0	480	480	7008.06	
UPTOWN (BEACON SQ)	C	FS 123	240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL			689	468	0	221	1,016	480	1,495	7008.06	
QUINCE ORCHARD PARK:											
PARKLANDS PHASE I		FS 123	0	0	0	0	0	0	0	7008.06	105B
PARKLANDS PHASE II		FS 123	112	0	0	112	0	243	243	7008.06	105B
TIMBERBROOK		FS 342	168	99	0	69	215	150	365	7008.06	105
WASHINGTONIAN WOODS	C	FS 122	200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL			1,169	767	0	402	1,664	872	2,537		

DWELLING TYPE: OTHER			UNIT TOTAL				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX 1.00 C MAP			COMPL	UNITS COMPL	OTHER USES	TO BE COMPL	POP	GROWTH	FUT POP		
OTHER: KENTLANDS URB.COTTAGES											
SDP-1(GATEHOUSE, OLD FARM)	H	ES 563	45	26	0	19	26	19	45		
SDP-2 (HILL DISTRICT)	H	ES 563	44	0	0	44	0	44	44	7008.06	105
SDP-4 (MIDDLE AND UPPER LAKE)	H	ES 563	31	1	0	30	1	30	31	7008.06	105
SDP-5A (MIDTOWN, PHASE I)	H	ES 563	15	0	0	15	0	15	15		
OTHER DWELLING SUBTOTAL				135	27	0	108	27	108	135	

<b>NEIGHBORHOOD 4 TOTAL</b>	<b>3,758</b>	<b>2,620</b>	<b>0</b>	<b>1,138</b>	<b>7,220</b>	<b>2,912</b>	<b>10,132</b>
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\* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.  
MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS & 10% URBAN COTTAGES

## CITY OF GAITHERSBURG

JANUARY 1997

1-JANUARY-97

## DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5	DWELLING UNITS	CURRENT &	CENSUS
DIAMOND FARMS		ESTIMATED POPULATION	

DWELLING TYPE: SINGLE FAMILY		POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIDLEWOOD (FERNSHIRE)	H	ES 563		80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121		200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122		1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561		14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	FT 121		23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121		33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122		8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122		3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563		40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123		12	1	0	11	3	35	38	7007.06	905B
ORCHARD HILLS	H	FT 122		91	79	0	12	249	38	287	7008.05	501
PHEASANT RUN	H	FT 122		152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
RELDA SQUARE	H	ET 561		68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561		105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL					830	807	0	23	2,542	72	2,614	

DWELLING TYPE: TOWNHOUSES			POPULATION FACTOR: H TAX				UNIT UNITS OTHER TO BE				CURRENT PROJECTED PROJECTED			TRACT		BLOCK	
2.89 C MAP			TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP								
BENNINGTON (ECHO DALE)	H	FT 122	296	296	0	0	855	0	855	7007.06	904 907 910						
DIAMOND FARMS	H	FT 121	270	270	0	0	780	0	780	7008.05	101 102 501 503						
DORSEY ESTATES	H	FT 122	49	49	0	0	142	0	142	7007.06	907						
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342	0	0	988	0	988	7008.05	501						
ORCHARD PLACE	H	FT 121	156	156	0	0	451	0	451	7008.05	101 10						
ORCHARD GLEN		FT 122	33	18	0	15	52	43	95	7008.05	3						
PHEASANT RUN (DUPLEXES)	H	FT 122	64	64	0	0	185	0	185	7008.05	301 304 305 402						
SENECA MEWS		FT 121	30	27	0	3	78	9	87	7008.05	304						
TOWNHOUSE SUBTOTAL																	
			1,240	1,222	0	18	3,532	52	3,584								

DWELLING TYPE: APARTMENTS											
POPULATION FACTOR: H TAX			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
2.17 C MAP			TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP		
DIAMOND SQUARE	R	FT 342	120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122	747	743	4	0	1,612	13	1,625	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121	540	539	1	0	1,170	3	1,173	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL			2,091	2,086	5	0	4,527	16	4,542		

NEIGHBORHOOD 5 TOTAL			4,161	4,115	5	41	10,600	140	10,740		
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<b>CITY OF GAITHERSBURG</b> <b>JANUARY 1997</b> <b>1-JANUARY-97      DWELLING UNITS AND ESTIMATED POPULATION</b>
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NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT    UNITS    OTHER    TO BE				CURRENT    PROJECTED    PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H    TAX 3.15 C    MAP				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
SCATTERED @ WATKINS MILL RD.		FU 341		3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL				3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES				UNIT    UNITS    OTHER    TO BE				CURRENT    PROJECTED    PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H    TAX 2.89 C    MAP				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
CARRIAGE HILL	H	FT 343		39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H	FT 343		158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H	FU 341		207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III	H	FU 341		93	93	0	0	269	0	269	7007.07	905
(LAKEFOREST GLEN)												
WOODLAND HILLS	H	FT 343		258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL				755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS				UNIT    UNITS    OTHER    TO BE				CURRENT    PROJECTED    PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H    TAX 2.17 C    MAP				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
HUNT CLUB	R	FT 343		336	333	3	0	723	9	732	7007.07	919A
MONTGOMERY KNOLLS	R	FT 343		210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343		270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C	FU 341		130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL				946	943	3	0	2,046	9	2,056		

NEIGHBORHOOD 6 TOTAL		1,704	1,701	3	0	4,238	9	4,247
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# CITY OF GAITHERSBURG

## JANUARY 1, 1997

### DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	5,502	5,455	39	8	12,967	25	12,992
NEIGHBORHOOD 2	2,268	2,254	3	11	5,814	35	5,849
NEIGHBORHOOD 3	2,991	2,985	4	2	7,890	15	7,905
NEIGHBORHOOD 4	3,758	2,620	0	1,138	7,220	2,912	10,132
NEIGHBORHOOD 5	4,161	4,115	5	41	10,600	140	10,740
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	9	4,247
<b>OVERALL CITY TOTALS</b>	<b>20,384</b>	<b>19,130</b>	<b>54</b>	<b>1,200</b>	<b>48,729</b>	<b>3,136</b>	<b>51,865</b>

### APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	**OTHER APARTMENTS RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,302	710	3,488	5,502
NEIGHBORHOOD 2	600	480	1,188	2,268
NEIGHBORHOOD 3	142	1,771	1,078	2,991
NEIGHBORHOOD 4	1,416	1,038	1,169	3,758
NEIGHBORHOOD 5	830	1,240	2,091	4,161
NEIGHBORHOOD 6	3	755	946	1,704
<b>OVERALL CITY TOTALS</b>	<b>4,293</b>	<b>5,994</b>	<b>9,960</b>	<b>20,384</b>

### COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	**OTHER APARTMENTS RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,273	710	3,470	5,455
NEIGHBORHOOD 2	589	480	1,185	2,254
NEIGHBORHOOD 3	140	1,771	1,074	2,985
NEIGHBORHOOD 4	968	858	767	2,620
NEIGHBORHOOD 5	807	1,222	2,086	4,115
NEIGHBORHOOD 6	3	755	943	1,701
<b>OVERALL CITY TOTALS</b>	<b>3,780</b>	<b>5,796</b>	<b>9,525</b>	<b>19,130</b>

### HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,293	21.1%	3,780	19.8%	513	42.8%
TOWNHOUSE UNITS	5,994	29.4%	5,796	30.3%	198	16.5%
APARTMENT UNITS	9,960	48.9%	9,525	49.8%	435	36.3%
OTHER	137	0.7%	29	0.2%	54	4.5%
<b>OVERALL CITY TOTALS</b>	<b>20,384</b>	<b>100.0%</b>	<b>19,130</b>	<b>100.0%</b>	<b>1,200</b>	<b>100.0%</b>

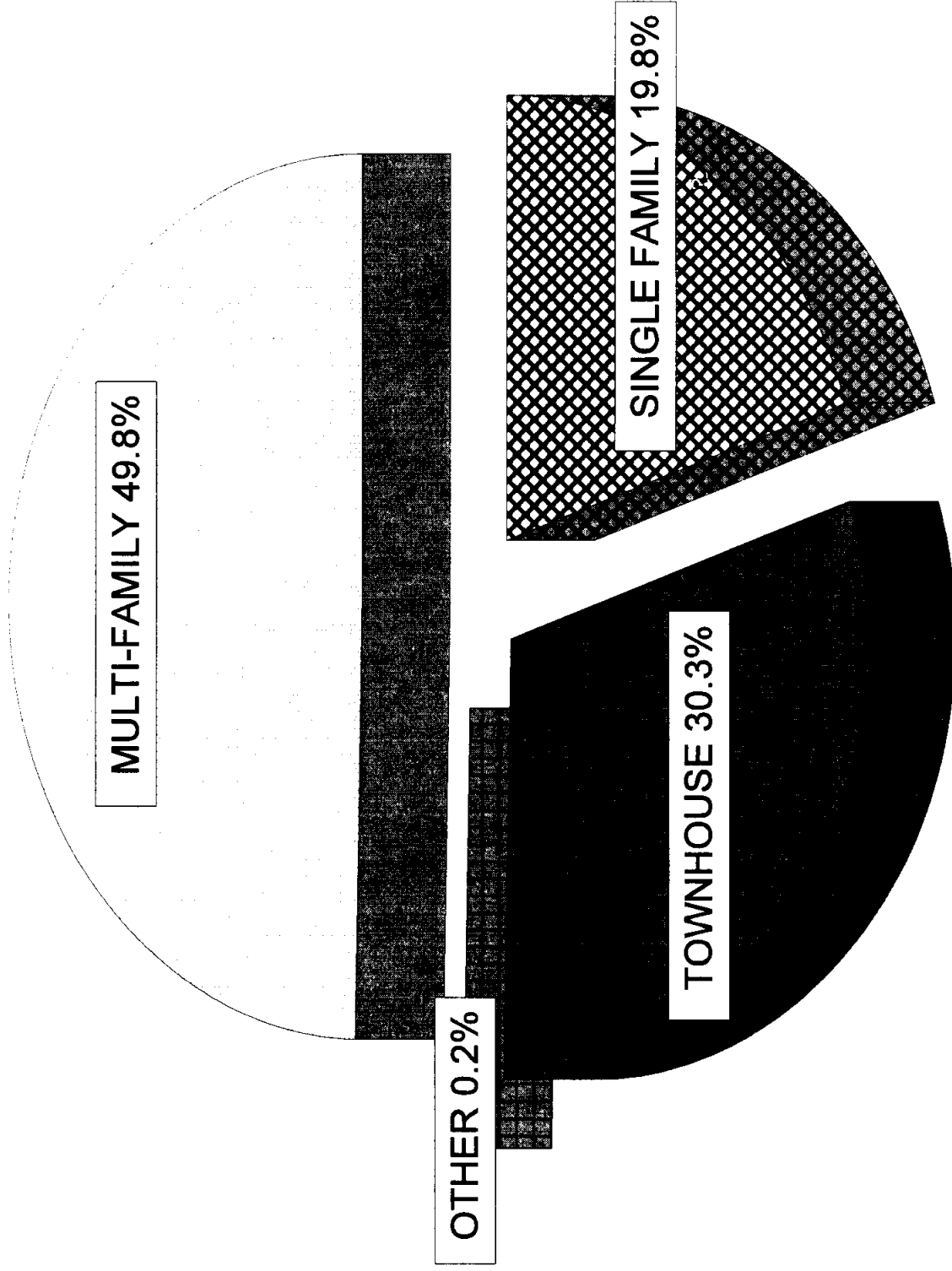
#### Footnotes

\* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

\*\* Category of "other" referring to Urban Cottages or institution

COMPLETED DWELLING UNITS BY HOUSING TYPE-January 1997

CITY OF GAITHERSBURG



OTHER: Includes Asbury nursing home, Wells-Robertson House and Kentlands urban cottages  
MULTI-FAMILY: Includes apartments and condominiums